



Snohomish County

PLANNING COMMISSION

PLANNING & DEVELOPMENT SERVICES

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201

(425) 388-3285, FAX (425) 388-3670

Clerk Email: Sally.Evans@snoco.org

REGULAR MEETING AGENDA

Snohomish County Planning Commission

MAY 26, 2015

5:30 – 9:00 PM

Snohomish County Administration Building-East

1st Floor, Public Meeting Room 2

3000 Rockefeller Avenue, Everett, WA 98201

For access to supporting documents reviewed by the Planning Commission, visit our website at <http://www.snoco.org> and enter "Planning Commission" in the search box.

- A. CALL TO ORDER, ROLL CALL, AND AGENDA REVIEW**
- B. APPROVAL OF MINUTES**
-April 28, 2015
- C. STATUS OF PAST RECOMMENDATIONS AND FUTURE AGENDA ITEMS**
- D. PUBLIC COMMENT**

Public comment (3 minutes or less per person) will be accepted on any item related to planning, zoning, and/or land use that is not already scheduled for public hearing on this meeting agenda. Persons providing public comment on a non-hearing item will not be considered a party of record with respect to that item and their comments will be entered into the record only when provided in writing.

Citizens are reminded that Planning Commissioners are volunteers and do not work for the county. As the legislative body, the County Council has decision-making authority.

E. UNFINISHED BUSINESS

Definitions of Individual Uses with the Use Matrices: Hearing

Gary Idleburg, PDS Senior Planner, 425-388-3311, ext. 2333, g.idleburg@snoso.org

For more information see:

- [Staff Report \(dated May 15, 2015\) including following attachments:](#)
 - [Proposed Definitions to Revise SCC 30.91 \(attachment pages 1-5\)](#)
 - [Draft Findings and Conclusions \(attachment page 6\)](#)

PDS staff briefed the Planning Commission on this project at its regular meeting of April 28, 2015. The project proposes code amendments to ensure that every individual type of use listed in the use matrices in 30.22.100-120 SCC has a codified definition in Chapters 30.91A-30.91Z SCC. The project scope does not include revisions to the use matrices themselves, such as; adding new uses or deleting existing uses, or changing reference notes and which uses are permitted or conditional.

Background:

The use matrices lay out what uses are permitted under thirty-four different zoning classifications within unincorporated Snohomish County. They are one of the most used sections of the UDC by staff and citizens. One of the challenges that staff has faced over the years is that not all of the more than 200 uses listed have a corresponding definition in 30.91 SCC. Approximately sixty-eight individual uses listed in the three matrices do not have corresponding definitions. Some of these sixty-eight will be addressed by other code projects, particularly the “Commercial/Industrial Project” which will be brought to the Planning Commission in May.

Adding additional definitions will provide clarity for both staff and customers. These additions will also be consistent with the Growth Management Act and Snohomish County policy.

An updated staff report is provided that includes revised definitions and responds to comments received from the Planning Commission at the April 28th briefing and comments received from PDS staff after the briefing.

A public hearing on this topic will be held at tonight's meeting.

F. NEW BUSINESS

1. Commercial and Industrial Standards Part I (Parking and Uses): Briefing

Ryan Countryman, PDS Senior Planner, 425-388-3311, ext. 2304, ryan.countryman@snoso.org

For more information see:

- [Staff Report \(dated May 14, 2015\)](#)
- [PowerPoint: Commercial and Industrial Standards: Phase I \(Parking and Uses\)](#)

The Commercial/Industrial Standards, Phase I, project mainly affects commercial and industrial zones. It proposes many “housekeeping” changes and a handful of substantive changes for how non-residential development would be permitted. Substantive changes include allowing a somewhat broader range of uses in each zone, as long as current building size, setback, and site design requirements are the same. For example, this would allow medical clinics to occupy retail strip mall suites in CRC zoning where clinics are not currently allowed (several exist and are “grandfathered” in.) Parking is another of substantive change: Here the proposal has two

parts, (1) is a non-substantive change to make the categories of parking uses match up with the use matrix categories (currently we have 45 parking categories and 200+ use matrix categories), (2) is to reduce parking requirements in urban zones for some uses so that the requirements are more consistent with neighboring cities that are likely to annex. Housekeeping changes include adding some definitions, removing obsolete clauses, and improving internal consistency in several parts of code.

2. Update SEPA Exemptions: Briefing

Alison Bridges, PDS Senior Planner, 425-388-3311, ext. 2975, alison.bridges@snoso.org

For more information see:

- [Staff Report \(dated May 13, 2015\) including following attachments:](#)
 - [Summary of how existing Snohomish County, state, and federal regulations address SEPA elements associated with minor new construction activities](#)
 - [Revised Memorandum of Understanding between the Washington State Department of Archaeology and Historic Preservation and Snohomish County](#)

PDS will provide commissioners with an informational briefing on recent changes to the rules that guide state and local agencies in conducting environmental reviews. The main goal of this project is to review updates made to SEPA Categorical Exemptions in WAC 197-11-800 and determine the need for partially or fully raising corresponding exemption levels in Chapter 30.61 SCC. Other project goals include additional amendments to Chapter 30.61 SCC which may be necessary for consistency or clarity since the SEPA code was last updated in 2002. At the briefing, PDS will provide commissioners with background information and discuss possible code amendments.

3. Lot Size Averaging Code Amendment: Briefing

Steve Skorney, PDS Senior Planner, 425-388-3311, ext. 2207, steve.skorney@snoso.org

For more information see:

- [Staff Report \(dated May 11, 2015\)](#)

PDS will provide the Planning Commission with a briefing on a proposed amendment to the lot size averaging requirements in section 30.23.210 of Snohomish County Code. Lot size averaging is an innovative development technique that allows a more efficient use of land for residential subdivisions and short subdivisions.

In 2008, the lot size averaging regulations were amended to only include one-half of all critical areas and their buffers as part of the gross site area considered in a lot size averaging calculation. This restriction has prevented the ability of developers to retain all of the underlying maximum density of a residentially zoned site.

The proposed code amendment would reinstate the ability to calculate average lot size based on the area in lots plus all protected critical areas and their buffers.

G. ADJOURN

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:

At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the ordinance. The Commission may make a recommendation to adopt or to not adopt the ordinance. The Commission's recommendation may also propose amendments to the ordinance. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:

You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Sally Evans, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or via email at Sally.Evans@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:

Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Development Services, Reception Desk, 2nd Floor, County Administration Building-East, 3000 Rockefeller Avenue, Everett. For more information, call Sally Evans, Planning Commission Clerk, at 425-388-3285.

AMERICANS WITH DISABILITIES ACT NOTICE:

Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon advance request of one calendar week. Contact Katy Mitrofanova at 425-388-3311, Ext. 1393 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Merle Ash, District 1
Ed Taft, District 1
Tom Norcott, District 2
Douglas Hannam, District 2
Simon Farretta, District 3
Darrel McLaughlin, District 3

Cheryl Stanford, District 4
Daniel Strandy, District 4
Guy Palumbo, District 5
Ben Kaufman, District 5
Angeline Fowler, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Barb Mock, Acting Commission Secretary

Sally Evans, Commission Clerk